
IMPLEMENTATION ELEMENT

The goals and proposals of this Plan will be realized by techniques and devices of implementation described in this element. But just as goals and objectives may change over time, resulting in periodic revisions to this Plan, the means of implementation are also subject to change.

At the present time, the techniques of implementation are limited by three key policies: Council Policy 600-10, as amended May 12, 1976; Residential Growth Management Policy, as adopted by City Council on July 20, 1977; and a fundamental goal of this Plan which states that “. . . the financial costs of further development in the planning area shall not be borne by the residents of the Scripps Miramar Ranch community existing prior to the adoption of this Plan.”

Policy 600-10 makes clear the City Council’s view and requirement that public facilities, such as schools, roads, recreation facilities and utilities should be available at the time of need, i.e., when homes are occupied or very soon thereafter.

One of the principal statements of the Residential Growth Management Policy is that City general revenues will be diverted to the inner city, or “Urbanized” area (Tiers I and II), from the suburbs, or “Planned Urbanizing” area (Tier III). Hence, this Plan for Scripps Miramar Ranch anticipates little, if any, financial aid from the City’s general budget.

Although the first priority of the Residential Growth Management Policy is to accommodate the continuing growth of San Diego in the “Urbanized” area, it also recognizes that the City’s total growth potential cannot be realized within this area. Consequently, the Policy selects suburban communities with existing infrastructure as areas best suited to accommodate the continuing growth.

Scripps Miramar Ranch is designated as a “Planned Urbanizing” community. After much effort, it has adequate elementary schools, an improving freeway link to San Diego, basic and adequate utility systems, and a system of open spaces. On the other hand, it presently suffers from inadequacies in secondary schools, access to I-15, and public park facilities.

The continuing development of Scripps Miramar Ranch must not only correct present deficiencies but also make timely provisions for new additions. The previously cited Plan goal and Residential Growth Management Policy make clear the costs associated with new development in the community must be borne by those developments.

Plan Review and Maintenance

The Scripps Miramar Ranch Planning Committee (SMRPC) has been a vital force in the preparation of this Plan. Once the Plan is adopted, continued citizen input is essential for its implementation. The SMRPC and succeeding private citizen organizations should provide leadership for any pertinent actions relating to the implementation of this Plan.

Effective implementation of this Plan necessitates continual monitoring of the Plan and its proposals. Each new development proposal should be reviewed and analyzed in terms of the adopted proposals and objectives of this Plan. Certain actions, such as the formation of assessment districts or the consolidation of park districts, should be initiated by the citizens of the community. Citizens of the community should stand ready to work with developers in selecting residential, commercial and industrial designs which will meet the goals and desires of Scripps Ranch residents, both present and future. The Capital Improvements Program budget should be reviewed on an annual basis to guarantee maximum community input regarding funding and completion of projects related to Scripps Ranch. Finally, the Plan should be continually monitored to ensure its timeliness. The Plan's intent is to provide guidance for orderly growth and to respond to changing environmental, social and economic conditions; it should also reflect changes in the legislative framework. In order to accomplish these aims, the Plan should be continually monitored and amended when necessary so that it remains relevant to community and City needs. This process will probably involve a yearly review and a major overhaul and revision every five to ten years. The planning committee should be responsible for this task.

Until such time as other arrangements are made, the planning committee should act as the architectural review board for the community. This board should review all commercial and industrial development proposals, as well as Planned Residential Developments and custom home designs.

Citizen Participation

As the foregoing discussion points out, the citizens of Scripps Miramar Ranch have an ongoing responsibility to remain active in the planning and development process in order to achieve the goals and objectives outlined in this Plan. The following specific recommendations are made as a means of promoting citizen participation in this Plan.

The Scripps Miramar Ranch Planning Committee should meet on a regular basis following Plan adoption. These meetings should be open to the public. They may be held either downtown when staff assistance is required, or at a designated meeting place in the community. Although these meetings will generally be concerned with issues of direct relevance to the Plan, they may function as forums for other matters of community concern and interest.

Special meetings should be announced when matters of communitywide interest arise. These meetings may concern all residents of the community or only those living in a particular neighborhood. Meetings should be held in places convenient to those interested in the issues at hand.

The SMRPC should support the establishment of a "Town Council" which would represent the interests of all residents in Scripps Miramar Ranch. This organization could include members from existing civic groups, homeowners associations, social and athletic groups, as well as commercial, industrial and development interests.

Composition of the planning committee should be truly representative of the community. Procedures should be established to ensure that the planning committee reflects a wide range of opinions and that a maximum number of citizens participate. These should be accomplished by periodic, democratically conducted elections of representatives to the planning committee by all members of the Scripps Miramar Ranch community. Membership should also include development, commercial and industrial interests.

All government agencies should solicit citizen input before making decisions that affect the community. As this Plan urges, citizen input should be sought on all matters relating to the construction and maintenance of facilities and programs utilized by Scripps Ranch residents.

Citizens should be advised of the existence and nature of community organizations. This can be accomplished through the construction and use of kiosks at key points within the community. The Scripps Ranch Civic Association Newsletter can also note the existence and membership of these various groups.

Cooperation between the Mira Mesa Planning Committee and the SMRPC should be strongly supported. So long as Scripps Ranch relies on the Mira Mesa community for some of its services and facilities, the needs and interests of the community will remain closely linked. The communities will maintain their individual identities, but they should recognize their similarities and shared needs.

Tools of Compliance and Implementation

The following methods and processes are identified as controls and input opportunities regarding development proposals. Citizens should view these items as opportunities to be involved in the ongoing planning and development process in Scripps Miramar Ranch.

a. Subdivision Map Act and Local Subdivision Ordinance

These laws, as enforced by City staff, Planning Commission and City Council, will ensure provision of on-site improvements, enforcement of matters dealing with public health, safety and welfare, and provision of those off-site public facilities directly related to the needs of the subdivision. The subdivision process can also be used to create open space areas, varied setbacks and public park dedications.

b. Open Space Maintenance District

Additional Open Space Maintenance Districts should be created (subject to City Council approval) to maintain additions to the open space system. The subdivision process will ensure the improvement and dedication of such open space. Districts should be established as needed to cover all new development areas.

c. Park Service District

The community can request a consolidation of all existing and proposed park service districts within the planning area to facilitate the development of neighborhood and community parks. Creation of a single park service district would make all park fees collected within the area more useful in meeting the community's population-based park needs.

d. Hillside Review Permits

This process provides citizens with an opportunity to review and comment on development proposals for areas with slopes exceeding 25 percent. Conformance with the standards and criteria outlined in the **Design Element** can be reviewed in detail during this process to ensure that the project respects the goals and objectives set forth in this Plan.

e. Planned Residential Development

Projects approved under the Planned Residential Development (PRD) Ordinance may use this flexible but scrutinized process to achieve greater design flexibility in meeting the goals of this Plan. The process also involves a public hearing, at which public comment and participation are sought regarding the proposed project.

f. Planned Commercial Development

This public review process provides the same public input opportunities and design flexibility as the Planned Residential Development permit process; however, it deals exclusively with commercial development and associated uses.

g. Planned Industrial Controls

The M-IP Zone has been applied to all existing industrial land within Scripps Miramar Ranch. This zone fosters high standards of development through enforcement of the ordinance and the Planning Commission's review of individual development plans. A public hearing is also required prior to granting of a permit.

h. Rezoning Procedures

Because the City Council must approve a rezoning for most, if not all, of the additional development in Scripps Ranch, a full public hearing through the Council is required. This process will necessitate the preparation of an environmental impact analysis discussing the impacts of the proposed project and alternatives to the project.

i. Environmental Review

Under the terms of the California Environmental Quality Act (CEQA) and the City Code, all rezonings, subdivisions, use permits, hillside permits and other discretionary acts required for implementation of this Plan are subject to environmental review. This review includes City staff analysis of the project and related impacts, as well as a public review period. It also considers alternatives to the proposed project.

j. Subdivision Law

This state law, which must be differentiated from the Map Act, is administered by the Commission of Real Estate. Its basic purpose is to eliminate fraud by assuring that all required or promised facilities, both public and private, will be provided. This must be determined prior to public announcement of the sale or rental of property.

k. City Council Policy 600-10.

Because of limits inherent in the Subdivision Map Act, the City Council has adopted and continues to endorse this policy. Before an applicant is granted approval for a tentative map, use permit, or rezoning, he must show that all necessary public facilities will be furnished at the time of need. Proof of such provision may take the form of letters from other public agencies, such as San Diego Unified School District, or written offers by the applicant which are then incorporated in the approvals as voluntary but absolute requirements of development.

Phasing

The SMRPC has identified no real need for mandatory phasing of development within the community. So long as the preconditions for facilities and services set out in the Plan are met, development may proceed according to the market conditions and developer needs. However, traffic from new developments should not have a significant adverse impact on the flow of community traffic onto I-15.

Financing

Because the community cannot depend upon funding of local projects with Capital Improvement Program monies, other financing methods must be found for major public projects in the planning area. This Plan sets forth the requirements which must be met prior to development and proposes methods of acquisition and financing of public improvements within Scripps Miramar Ranch.

a. Parks

General citywide public purchase is normally indicated for the acquisition of neighborhood and community parks. Funds typically come from general revenues, bond funds, or area-wide park fee districts. This Plan anticipates that neither general revenue nor bond fund sources will be available for community facilities; it also recognizes that present park service fees are inadequate for the acquisition and improvement of needed parks. Because it is essential that adequate parks be available to serve existing and future development, this Plan proposes the creation of a special park fee district which shall apply to the Scripps Miramar Ranch planning area.

The Scripps Miramar Ranch Park Service District should be created by amendment of Section 102.0406 et seq. of the City Code. This amendment should contain the following key points:

- This district should be otherwise excluded from Section 102.0406.
- The “Population-Based Park Service District” map should be amended to show a single park service district for the planning area.
- The amount of the park service fee should correspond to the cost of acquiring and improving the neighborhood park next to Jerabek Elementary School and acquiring the land for a community park; allowances should be made for a community

recreation building at one of these park sites. This fee should be increased each year to reflect annual inflation rates. Initial estimates anticipate a fee of about \$800 for each single- and multifamily unit.

- Appropriate land and improvement cost donations may be made in lieu of fees.
- Subsidized and student housing should pay the normal park fee required by Section 102.0406 et seq.
- As with other improvement costs associated with future development, this special park fee should not apply to homes existing prior to adoption of this Plan.

In the event a special park fee district is not established, alternative methods of providing needed park facilities should be explored. For example, parks in specific development areas could be provided by developers or development could be delayed until Capital Improvement Program funds become available. Alternatively, residential densities could be lowered throughout the planning area to reduce the demand for park facilities. In any case, a situation should not be created which would result in a permanent shortage of needed park amenities in Scripps Miramar Ranch.

b. Open Space

Public fee acquisition by donation is appropriate for open space areas sufficiently large to be useful to the entire Scripps Ranch community. These areas can be acquired in fee by deed, as has been done, in the course of development. This land should be owned by the City with maintenance by the Open Space Maintenance District. Areas suitable for this method of acquisition include Carroll Canyon, the area on the perimeter of Miramar Reservoir not designated as a park, and other major open spaces within development areas. These areas fall into Category II of open space, as described in A Plan for the Preservation of Natural Parks in San Diego.

In some instances, open space by positive easement can have virtually the same effect as the donation method mentioned above. This system grants public access to certain portions of otherwise privately-owned property.

Finally, where the open space is for visual effect only and no active public use is contemplated, the desired results may be achieved with open space by negative easement. This system permits no mandatory public access but does restrict the private owner's opportunity to build within the easement. This would be most suitable for heavily forested, large lots located south of Pomerado Road.

Rezoning Proposals

Council Policy 600-6 states that zoning should be used to implement proposals in adopted community plans. This policy is an indication of the City's intent to follow through on its proposed plans.

Figure 20 identifies those areas which must be rezoned to conform with the land use designations of this Plan. It also suggests possible zones which would permit the recommended uses. Because all of these rezonings will result in more intensive zones than presently exists, requests for these rezonings should come from the property owner when development is desired.

Pomerado/Spring Canyon Road County Island

a. Development Phasing

The Pomerado/Spring Canyon Road County Island area occupies a unique geographic position between the city of Poway at the east, the Planned Urbanizing Communities of Sabre Springs and Miramar Ranch North to the north and west, the virtually developed community of Scripps Ranch to the southwest. The area is the focus of the intersection of two major City of San Diego and County of San Diego General Plan Circulation Element roadways, Spring Canyon Road and Pomerado Road. The purpose of this implementation program is to ensure that public and private facilities are phased to be available concurrent with need, and to encourage the orderly buildout of the area. Even though development in the County Island does not precipitate the need for all of the facilities located within its boundaries, the phasing of the County Island must by necessity include those items.

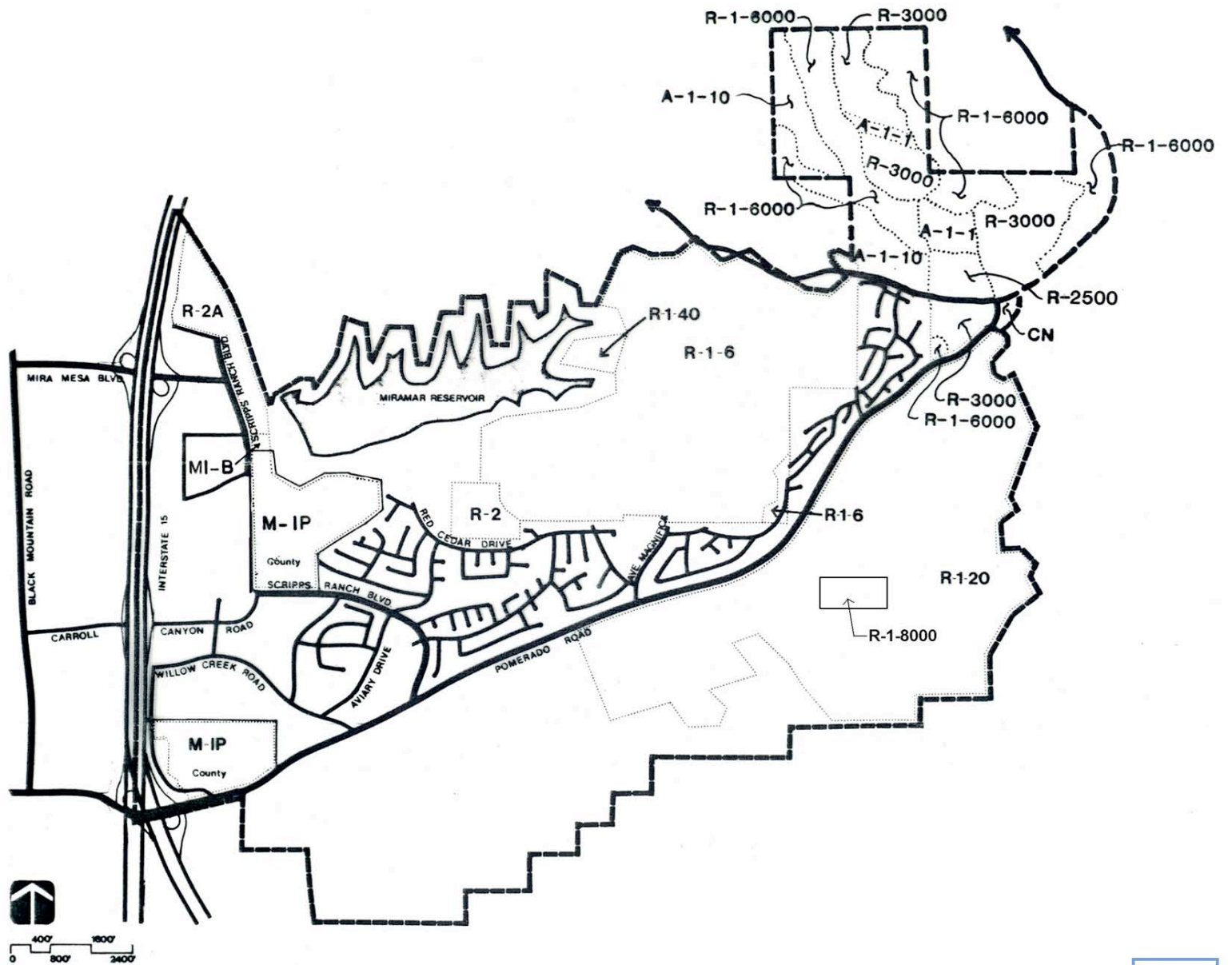
Further, City Policies 600-10 and 600-28 set forth the requirements for approving development in conjunction with the provision of facilities. Policy 600-10 requires that availability of services and facilities must be demonstrated prior to development approval. Policy 600-28 requires that in developing communities, the Implementation Program must include a community facilities financing program, which will set forth the methods and sources of financing for all needed improvements. The County Island will be required to prepare such a financing plan prior to the recordation of any final maps on the site. Section C contains a more complete description of that program.

b. Phasing Sequence

This section describes the specific improvements and timing required of the county island for various facilities.

1. Transportation

- a). Upon completion of annexation to the City of San Diego, close Pomerado Road to through traffic, except for emergency vehicles. Pomerado Road can only be reopened to through traffic after the westerly extension of the South Poway Parkway (Alternative 8A) is constructed with four lanes from I-15 to Pomerado Road and only after Pomerado Road is improved (see item d). below).



Proposed Rezoning for Plan Implementation
Scripps Miramar Ranch Community Plan

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 FIGURE



- b). Construct Spring Canyon Road within the project area to Pomerado Road to four-lane collector street standards.
- c). Construct Pomerado Road south from the Spring Canyon road intersection to major street standards to the existing Pomerado Road at project boundary. Grade and construct half-width improvements (full-width improvements where development occurs on both sides) and signalize intersection of Pomerado Road and Spring Canyon Road when warrants are met.
- d). Design and grade Pomerado Road northeast of Spring Canyon Road intersection within the project area to four-lane major street standards, and construct two driving lanes with ultimate four-lane graded roadbed.
- e). Bond for completion of construction described in items b)., c). and d). as a condition of the first final subdivision map.

2. Schools

School fees collected at the building permit stage should be directed toward construction of an elementary school on either the existing Fairbrook school site or on the easternmost school site in Miramar Ranch North.

- 3. The County Island currently has made provision for up to 12 acres of active neighborhood park lands on Cypress Canyon Road and a 4.5-acre improved open space area under the SDG&E easement at the northern portion of the site. With occupancy of the first phase of residential development in the County Island, a ten-acre finished neighborhood park site shall be available to the residents of the Ranch.

4. Sewer and Water

The County Island will use the existing Scripps Ranch Reservoir for water service through a localized subdivision piping system. No extraordinary off-site or major water lines are required as the water capacity and pressure has already been planned to accommodate development in the project area.

Sewer lines will gravity flow into the Peñasquitos Trunk sewer line, which has also been sized to accommodate development in the project area.

The normal capacity charges imposed by the City of San Diego for water and sewer service area used for capital construction of regionally required facilities. Therefore, no special facilities provisions or phasing plans are required of the County Island.

5. Fire Protection, Library, Police Protection

Through a Public Facilities Financing Plan, the County Island developments will be required to make provisions for per-unit contributions to a fund used to construct needed new capital facilities for fire and police protection, as well as for a public library. Currently, a fire station is planned along Spring Canyon Road in the Miramar Ranch North community, and a library is planned near the Scripps Ranch Business Park. See Section 6 for a more complete description of that financing program.

c. Public Facilities Financing Plan

Prior to the recordation of any final maps in the County Island area, a Public Facilities Financing Plan (PFFP) must be adopted. Several financing mechanisms are possible which may or may not be prepared in conjunction with nearby development such as Miramar Ranch North.

An assessment district may be formed over the County Island area to assign costs for major facilities on a benefit basis. A Facilities Benefit Assessment program or Development Agreement fees may be used to assign per-unit costs for:

- 1). Facilities which already exist or are planned outside the County Island area and the planning area which may require expansion due to the additional development (i.e., police substation).
- 2). Facilities within the planning area, but outside the County Island, which will be used by County Island residents, as well as planning area residents (i.e., library, parks, fire station).
- 3). Facilities within the County Island area which serve both the County Island and plan area residents (i.e., parks, roads).

Any PFFP must take into account the existing per-unit park fees levied in the Scripps Miramar Ranch planning area, as well as the fees imposed for school facilities by the San Diego Unified School District.

On-site, subdivision-specific facilities will be provided through conventional subdivision agreements.

As set forth in City Council Resolution R-268716 (June 29, 1987), the financing of improvements to Pomerado and Spring Canyon Roads and the westerly extension of South Poway Parkway will be accomplished as follows:

- 1). \$1.05 million from BCED (the developer of Miramar Ranch North) shall be used to construct Pomerado Road within the area from Spring Canyon Road to the Poway city limits and \$1.05 million from BCED shall be used to construct the westerly extension of South Poway Parkway (Alternative 8A) within the County Island, easterly from Miramar Ranch North.
- 2). The FBA or similar funds to the extent available should be used to construct the easterly half of Pomerado Road from the Spring Canyon and Pomerado Road intersection to the Poway city limits and for a traffic signal at the intersection of Pomerado and Spring Canyon Roads, and for reconstructing a short portion of the terminus of existing Spring Canyon Road which must be reconfigured at a different gradient.
- 3). The developers of the County Island properties shall be responsible for the balance of the improvement costs of Pomerado Road.

d. Implementation of Water Quality/Hydrology Measures

As part of the Tentative Subdivision Map process a detailed water quality analysis shall be prepared by a qualified hydrologic engineer and submitted to the City Engineer for approval. That study shall include specific measures to be implemented by the developer which will avoid water quality impacts as identified in the Scripps Miramar Ranch Amendment EIR (EQD No. 84-0744). If mitigation cannot be assured, the developer shall provide adequate water service to the affected homes in the adjacent Beeler Canyon area.

SUMMARY OF PROPOSED PROJECTS

Project	Responsibility	Status
Streets and Highways		
Construction of Carroll Canyon interchange	Caltrans	Project complete
Construction of New Pomerado interchange	Caltrans	Project complete
Completion of Scripps Ranch Boulevard between Pomerado Road and Mira Mesa Boulevard	City of San Diego Private developers	Awaiting landscaped median between Scripps Lake Drive and Mira Mesa Boulevard. Awaiting paving of two center lanes.
Improvements of Scripps Lake Drive between Red Cedar Drive and Scripps Ranch Boulevard	Private developers	To occur in association with future development west of the reservoir
Construction of Spring Canyon Road to Pomerado Road	City of San Diego Private developers	Project complete
Construction of westerly extension of South Poway Parkway (Alternative 8a)	City of San Diego City of Poway Private developers in Miramar Ranch North	Poway has responsibility for designing and acquiring right-of-way under construction.
Parks		
Neighborhood Park next to Jerabek Elementary School	City of San Diego Private developers	Proposed for acquisition and improvement per special park fee ordinance
Neighborhood (3.7-acre) Park	City of San Diego	Proposed to be developed by City and/or LMD (Landscape Maintenance District)
Community Park	City of San Diego Private developers	Proposed for acquisition per special park fee ordinance
Schools		
Miramar Ranch Elementary	San Diego Unified School District (SDUSD)	Existing
Jerabek Elementary	SDUSD	Existing
Wangenheim Junior High	SDUSD	Proposed for completion
Mira Mesa Senior High	SDUSD	Existing
Scripps Ranch Junior/Senior High	SDUSD	Existing
Other Public Facilities		
Fire station in Scripps Ranch	City of San Diego	Proposed

SUMMARY TABLE OF PLAN PROPOSALS

Proposal	Action	Responsibility
Residential Element		
Encourage density ranges (0-3, 3-5, 5-10, 10-15 DU/NRA) to develop and/or maintain these densities as shown on Figure 19 .	Allow no rezonings that conflict with the Plan.	Planning Commission City Council
Encourage conformance to standards and criteria set out in Design Element .	Work with developers, apply HR overlay zoning.	SMRPC* Planning Department
Investigate use of housing in Scripps Ranch community.	Investigate state and federal housing subsidy and City-leased housing programs.	City Council City Manager Private developers
Strengthen Hillside Review process and encourage flexibility in enforcement of zones.	Amend zoning ordinances.	Planning Department
Commercial Element		
Limit commercial development in the community to those areas shown on Figure 19 .	Monitor situation.	Planning Commission City Council
Enhance the appearance of future commercial development by encouraging PCD and Design Element standards.	Monitor situation, work with developers.	SMRPC*
Encourage development of convenience shopping facility in the eastern area of the community.	Permit rezoning, work with developer on design.	SMRPC* Planning Department Planning Commission City Council
Industrial Element		
Continue to develop industrial park under M-IP restrictions.	Monitor development proposals, compare with design recommendations of the Plan.	SMRPC* Private developers
Support design of open spaces to coincide with adjoining open spaces.	Monitor development proposals, work with developer.	SMRPC*
Protect industrial park from encroaching uses.	Approve only those uses acceptable in an M-IP zone.	Planning Commission City Council
Provide buffers to separate industrial uses from disparate uses.	Provide landscaping, fences, etc. to separate industrial uses from adjoining uses.	Private developers

* SMRPC: Scripps Miramar Ranch Planning Committee or successor

SUMMARY TABLE OF PLAN PROPOSALS (continued)

Proposal	Action	Responsibility
Park, Recreation and Open Space Element		
Acquire and improve neighborhood park next to Jerabek School.	Acquire land and construct improvements.	Park and Recreation Department Private developers
Acquire and improve community park	Acquire land and construct improvements.	Park and Recreation Department
Maintain and extend existing open spaces.	Require dedication of open space with development; maintain with Open Space Maintenance District.	Park and Recreation Department SMRPC*
Consolidate all park districts in Ranch to one.	Submit request to Park and Recreation Department.	SMRPC*
Support development of resource-based park at Miramar Reservoir.	Urge acquisition of land north of reservoir.	SMRPC*
Landscape open spaces with eucalyptus trees.	Plant at rate of 100 trees per acre.	Private developers
Schools Element		
Assure availability of school facilities to all developments without overcrowding.	Review capacity and generation data.	San Diego Unified School District
Support retention and development of secondary school site in Scripps Ranch.	Work with school district.	SMRPC* San Diego Unified School District
Encourage community school programs within the Ranch.	Work with school district.	SMRPC*
Public Facilities Element		
Ensure adequacy of all public services.	Monitor needs; improve when necessary.	City of San Diego
Provide fire station within community.	Designate site, improve as needed.	San Diego Fire Department
Increase bookmobile service and investigate library site within community.	Monitor needs and increase service as community population increases.	City of San Diego

* SMRPC: Scripps Miramar Ranch Planning Committee or successor

SUMMARY TABLE OF PLAN PROPOSALS (continued)

Proposal	Action	Responsibility
Transportation Element		
Complete Scripps Ranch Boulevard between Pomerado Road and Mira Mesa Boulevard.	Provide prior to occupancy of first unit south of Pomerado Road.	Private developers Project completed
Construct Mary Ellen Road between Scripps Ranch Boulevard and Red Cedar Drive.	Complete two lanes prior to occupancy of first unit east of reservoir.	Private developers Project completed
Encourage conformance to criteria set forth in the Design Element .	Monitor situation, work with developers.	SMRPC*
Community Environment Element		
Implement design guidelines which minimize impacts associated with development, especially in areas with slopes over 25 percent.	Review all proposals; apply HR overlay zone to all land over 25 percent slope.	SMRPC* Planning Commission City Council
Determine location and significance of biological and archaeological resources in planning area.	Conduct surveys of all lands proposed for development as part of the environmental review process.	Developers Environmental Quality Division of City of San Diego
Minimize urban impacts to Miramar Reservoir.	Secure approval for development from agencies concerned with water quality in reservoir; construct protective features as needed.	Developers Pertinent agencies
Preserve existing eucalyptus trees and extend groves with landscaping of open spaces.	Review all proposals; encourage large-lot development in forested areas.	Developers SRMPC* Planning Department

* SMRPC: Scripps Miramar Ranch Planning Committee or successor

SUMMARY TABLE OF PLAN PROPOSALS (continued)

Proposal	Action	Responsibility
Community Environment Element (continued)		
Minimize visual impacts to Miramar Reservoir.	Implement design criteria.	Developers SRMPC* Planning Department
Minimize noise impacts to residences exposed to CNEL of 60 dB or greater.	Insulate all new homes within the 60 CNEL contour to meet state Noise Insulation Standards (CAC, Title 25).	Developers City of San Diego
Prohibit outside aerial antennae in all new developments.	Enforce CC&Rs.	Developers SRMPC* Homeowners association
Encourage energy conservative building practices and methods which conform to design criteria.	Implement design criteria; encourage latest energy conservation construction methods.	Developers SRMPC* City of San Diego
Apply Floodplain Fringe overlay zoning to land within Carroll Canyon where appropriate.	Initiate zoning procedures.	City of San Diego
Social Needs Element		
Encourage greater interaction between community and local institutions.	Coordinate announcements of activities and use of facilities.	SMRPC*
Support creation of “Town Council” as civic organization representing entire community.	Work with all residents and organizations.	SMRPC*
Support the development and maintenance of youth-oriented programs for local teenagers.	Coordinate with local groups and facilities.	SMRPC* Pertinent community groups
Design Element		
Encourage project conformance to design criteria and standards outlined in the Plan.	Monitor situation; work with developers.	SMRPC*

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